

NOTES:

1) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH PERFORMED BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

2) CURRENTLY THIS TRACT APPEARS TO BE LOCATED WITHIN THE FOLLOWING AREA:

OTHER AREAS OF FLOOD HAZARD, ZONE "X" - AREAS OF MINIMAL FLOOD HAZARD

ACCORDING TO THE F.I.R.M. COMMUNITY PANEL MAP NO. 48367C0200E, DATED SEPTEMBER 26, 2008; FOR UP TO DATE FLOOD HAZARD INFORMATION ALWAYS VISIT THE OFFICIAL F.E.M.A. WEBSITE AT FEMA.GOV.

3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

4) PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS, THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.

5) APPROVED PRIVATE ON-SITE SEPTIC FACILITIES TO BE INSTALLED AT INDIVIDUAL LOT OWNERS EXPENSE.

6) WATER SERVICE TO BE PROVIDED BY CITY OF RENO.

7) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

8) C.I.R.S. - SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "TEXAS SURVEYING INC"

9) THERE SHALL EXIST A 5' UTILITY EASEMENT AROUND THE PERIMETER OF ALL LOTS SHOWN HEREIN.

10) ACCESS TO LOT IR-3, AS SHOWN HEREON, SHALL BE PROVIDED FROM SOUTH CARDINAL ROAD.

RECOMMENDED BY:

Scott Passmore, 19 OCT 2020, CITY ADMINISTRATOR, DATE OF RECOMMENDATION

APPROVED BY:

Scott Passmore, 19 OCT 2020, MAYOR, DATE OF APPROVAL

ATTEST:

Ramona Burns, 19 OCT 2020, CITY SECRETARY, DATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ ACTING HEREIN DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS IR-1, IR-2, & IR-3, BLOCK 1, ROWDY WINGATE YATES SECOND ADDITION, AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS, AND DO(ES) HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY COUNCIL OF THE CITY OF RENO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF RENO'S USE THEREOF. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF RENO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF RENO, TEXAS.

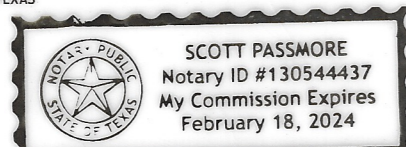
WITNESS MY HAND, THIS 20 DAY OF OCTOBER, 2020.

Deborah Wilson / owner, NAME / TITLE

STATE OF TEXAS, COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

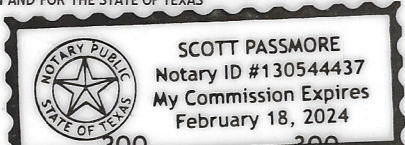
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 20 DAY OF OCT, 2020. Scott Passmore, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS, COUNTY OF PARKER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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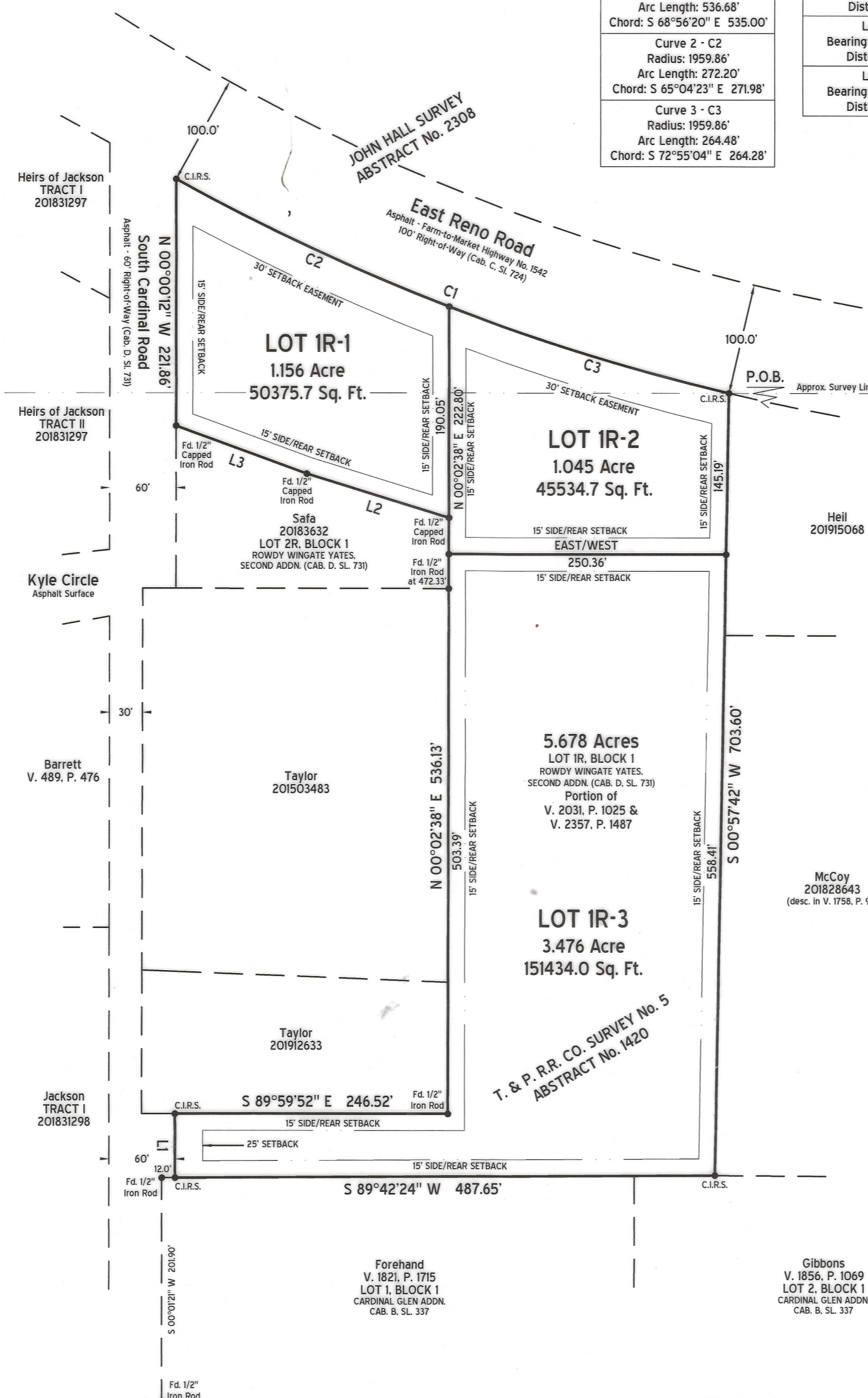


202117714 PLAT Total Pages: 1



Table with curve data: Curve 1 - C1, Radius: 1959.86', Arc Length: 536.68', Chord: S 68°56'20" E 535.00'; Curve 2 - C2, Radius: 1959.86', Arc Length: 272.20', Chord: S 65°04'23" E 271.98'; Curve 3 - C3, Radius: 1959.86', Arc Length: 264.48', Chord: S 72°55'04" E 264.28'

Table with line data: Line 1 - L1, Bearing: N 00°14'47" W, Distance: 57.46'; Line 2 - L2, Bearing: N 72°53'04" W, Distance: 134.42'; Line 3 - L3, Bearing: N 69°52'07" W, Distance: 125.69'



BEING a 5.678 acres tract of land (also known as LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION, according to the Plat recorded in Cabinet D, Slide 731, Plat Records, Parker County, Texas) and being out of the T. & P. R.R. CO. SURVEY No. 5, ABSTRACT No. 1420 and the John Hall Survey, Abstract No. 2308, Parker County, Texas; being a portion of those certain tracts conveyed to Wilson as described in Volume 2031, Page 1025 and Volume 2357, Page 1487, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a set 1/2" capped iron rod in the south line of Farm-to-Market Highway No. 1542 (a paved surface; also known as East Reno Road) at the northwest corner of that certain Heil tract described in Clerk's File No. 201915068, R.P.R.P.C.T., same being the northeast corner of said LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION, for the northeast and beginning corner of this tract.

THENCE S 00°57'42" W 703.60 feet along the east line of said LOT IR to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") at the southwest corner of that certain McCoy tract recorded in Clerk's File No. 201828643, R.P.R.P.C.T., being in the north line of LOT 2, BLOCK 1, CARDINAL GLEN ADDITION, according to the Plat recorded in Cabinet B, Slide 337, R.P.R.P.C.T., for the southeast corner of this tract.

THENCE S 89°42'24" W 487.65 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the north line of LOT 1, BLOCK 1, said CARDINAL GLEN ADDITION, same being the east line of South Cardinal Road (a paved surface), for the southwest corner of this tract. WHENCE a found 1/2" iron rod at the northwest corner of said LOT 1, BLOCK 1, CARDINAL GLEN ADDITION bears S 89°42'24" W 12.0 feet.

THENCE N 00°14'47" W 57.46 feet along the common line of said LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION and said South Cardinal Road to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the south line of that certain Taylor tract described in Clerk's File No. 201912633, R.P.R.P.C.T., for a corner of this tract.

THENCE S 89°59'52" E 246.52 feet along the common line of said Taylor tract and said LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION to a found 1/2" iron rod at the southeast corner of said Taylor (201912633) tract, for an ell corner of this tract.

THENCE N 00°02'38" E at 472.33 feet pass a found 1/2" iron rod at the northeast corner of that certain Taylor tract described in Clerk's File No. 201503483, R.P.R.P.C.T. and the southeast corner of LOT 2R, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION, for a total distance of 536.13 feet to a found 1/2" capped iron rod at the northeast corner of said LOT 2R, BLOCK 1, said ROWDY WINGATE YATES, SECOND ADDITION, for a corner of this tract.

THENCE along the common line of said LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION and said LOT 2R, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION the following courses and distances: N 72°53'04" W 134.42 feet to a found 1/2" capped iron rod, for a corner of this tract; N 69°52'07" W 125.69 feet to a found 1/2" capped iron rod in the east line of said South Cardinal Road at the northwest corner of said LOT 2R, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION, for a corner of this tract.

THENCE N 00°00'12" W 221.86 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the south line of said East Reno Road, being the northwest corner of said LOT IR, BLOCK 1, ROWDY WINGATE YATES, SECOND ADDITION, for the northwest corner of this tract.

THENCE Southeasterly along the south line of said East Reno Road and the arc of a curve to the left 536.68 feet, having a radius of 1959.86 feet and whose chord bears S 68°56'20" E 535.00 feet to the POINT OF BEGINNING.

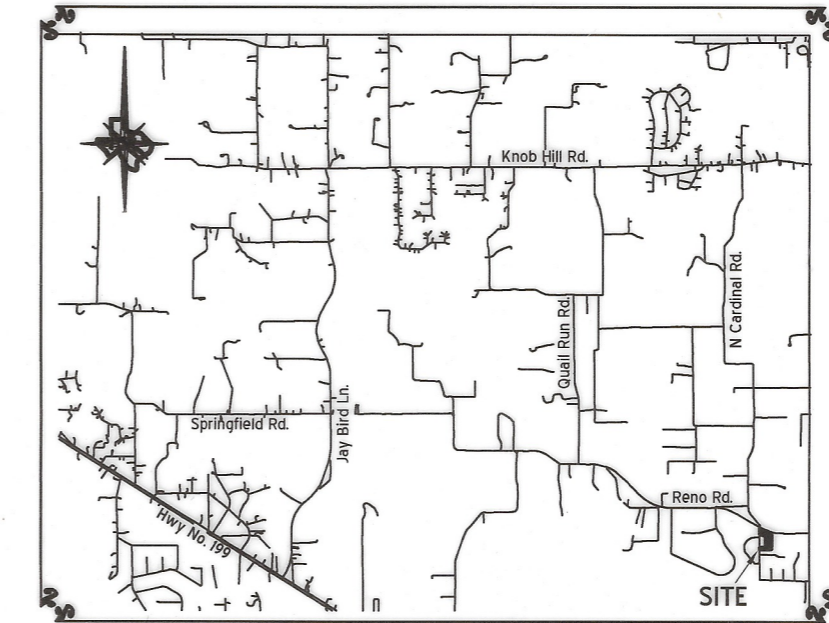
SURVEYORS CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS: THAT I, KYLE RUCKER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF RENO.

Kyle Rucker, Registered Professional Land Surveyor No. 6444, Texas Surveying, Inc. - Weatherford Branch, 104 S. WALNUT ST., WEATHERFORD, TEXAS 76086, INFO@TXSURVEYING.COM - 817-594-0400, DATE: JULY 17, 2020 - JN200673P



ACCT NO: 17114, SCH DIST: AZ, CITY: CRE

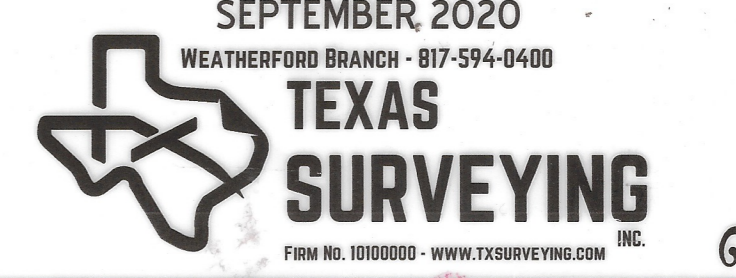
FILED AND RECORDED OFFICIAL PUBLIC RECORDS, Lila Deakle, 202117714, 05/05/2021 11:26 AM, Fee: 76.00, Lila Deakle, County Clerk, Parker County, Texas, PLAT



SURVEYOR: KYLE RUCKER, R.P.L.S., 104 S. WALNUT ST, WEATHERFORD, TX, 76086, 817-594-0400

OWNER/DEVELOPER: ARNOLD & JOYCE WILSON, 2286 N CARDINAL RD., AZLE, TX 76020, 817-994-9910

PLAT SHOWING LOTS IR-1, IR-2, & IR-3, BLOCK 1 ROWDY WINGATE YATES SECOND ADDITION AN ADDITION TO THE CITY OF RENO, PARKER COUNTY, TEXAS BEING A REPLAT OF LOT IR, BLOCK 1 OF ROWDY WINGATE YATES SECOND ADDITION AS RECORDED IN PLAT CABINET D, SLIDE 731, PLAT RECORDS, PARKER COUNTY, TEXAS. SEPTEMBER, 2020 WEATHERFORD BRANCH - 817-594-0400



PLAT CABINET E, SLIDE 741